



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

July 16, 2007

Mr. Mark Studtmann
MLRP-Merlin, LLC
One Pierce Place, Suite 450
Chicago, Illinois 60143

**Re: Certificate of Completion for Coca Cola Distribution Facility,
Northwest Industrial Corridor Redevelopment Project Area**

Dear Mr. Studtmann:

Enclosed please find an executed and notarized Certificate of Completion regarding the Coca Cola Distribution Facility (leased from MLRP-Merlin, LLC) at 1401 N. Cicero.

In April 2007 staff from the Department of Planning and Development's (DPD) Development Support Services Division and Regions Division visited your facility for the purposes of certifying its completeness. Based upon this site visit by DPD staff and pursuant to Section 7.01 of the redevelopment agreement between the City of Chicago and MLRP-Merlin LLC (the "Developer"), dated May 16, 2006, DPD finds that the Developer has satisfactorily performed its covenants and agreements regarding the development of the Coca Cola Distribution Facility in the Northwest Industrial Corridor TIF.

This executed Certificate of Completion releases the company only from those covenants and agreements associated with the completion of the project. All other covenants, agreements, and representations associated with the Redevelopment Agreement are still in force. These ongoing requirements include but are not limited to sections 8.01, 8.02, 8.06 and 8.19.

The Department of Planning and Development appreciates the investment you have made in the City of Chicago and wished you success in your future endeavors. If you have any questions regarding this matter, please contact Dante Hall at (312) 744.0759.

Sincerely,



Bob Kunze
Deputy Commissioner
Department of Planning and Development



CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of that certain MLRP-Merlin LLC Redevelopment Agreement dated as of May 16, 2006 ("Agreement") between the City of Chicago, an Illinois municipal corporation ("City"), and MLRP-Merlin, LLC, a Delaware limited liability company (the "Developer"), the City, by and through its Department of Planning and Development, hereby certifies as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.
2. Other provisions of Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer's obligation to complete the Project, which the City hereby certifies has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion for the Developer to be executed this 16th day of July, 2007.

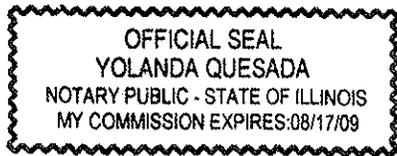
CITY OF CHICAGO

By: 
Name: Robert Kurze
Title: Deputy Commissioner
Department of Planning and Development

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Yolanda Quesada, a notary public in and for the said County, in the State aforesaid, DO
HEREBY CERTIFY that Robert Kunz, personally known to me to be the
Deputy of the Department of Planning and Development of the City of Chicago
(the "City"), and personally known to me to be the same person whose name is subscribed to the
foregoing instrument, appeared before me this day in person and acknowledged that s/he signed,
sealed, and delivered said instrument pursuant to the authority given to her/him by the City, as
her/his free and voluntary act and as the free and voluntary act of the City, for the uses and
purposes therein set forth.

GIVEN under my hand and official seal this 16 day of July, 2007.



Notary Public

My Commission Expires 8-17-2009

EXHIBIT A

Legal Description: (see attached)

Address: 1401 North Cicero Avenue, Chicago, Illinois 60651

PINs: 16-03-104-010-0000
16-03-103-023-0000
16-03-103-022-0000
16-03-103-021-0000
16-03-103-020-0000

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE A (CONTINUED)

POLICY NO.: 1401 008342503 D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT "A" (EXCEPT THAT PART TAKEN FOR ROAD IN CONDEMNATION CASE NO. 89L050115) IN PETTIBONE MULLIKEN COMPANY'S CONSOLIDATION OF 1923 OF SUNDRY LOTS AND VACATED ALLEYS IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1923 AS DOCUMENT 8212506, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 23 AND 24 AND THE SOUTH 1/2 OF LOT 22 IN BLOCK 6 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF LOT 20, ALL OF LOT 21 AND THE NORTH 1/2 OF LOT 22 IN BLOCK 6 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.